|  |  |  |   |                                    |  |  |  |  | _                                 |  |
|--|--|--|---|------------------------------------|--|--|--|--|-----------------------------------|--|
| Berge  | see 1921   | and the second s | Ocean 17<br>1670 Boardwalk<br>Ocean City, NJ 08226<br>609-391-0500<br>oc17@BergerRealty.com | REALTOR                            | Berg   | er Realty  |  | Ocean 17<br>1670 Boardwalk<br>Ocean City, NJ 08226<br>609-391-0500<br>Soci7@BergerRealty.com | REALTOR                           |  |
| 215 Decatur, Margate, NJ, 08402 Price \$1,950,000.00   |  |  |   |                                    | 215 Decatur, Margate, NJ, 08402 Price \$1,950,000.00   |  |  |  |                                   |  |
|  |  | Total Rooms<br>Bedrooms<br>Baths Full<br>Baths Half<br>Year Built<br>Type<br>Block Number<br>Listing #<br>Taxes  | ROPERTY DETAILS   | 0<br>0<br>425<br>587993<br>6464.00 |  |  | Total Rooms<br>Bedrooms<br>Baths Full<br>Baths Half<br>Year Built<br>Type<br>Block Numbe<br>Listing #<br>Taxes | ər<br>5<br>6-  | 0<br>0<br>425<br>587993<br>464.00 |  |
| Property being sold as is with approved plans for 3 units. Rare opportunity to own and build 2 bedroom, 3 bedroom and 5 bedrooms unit running street to street Benson to Decatur Avenues |  |  |   |                                    | Property being sold as is with approved plans for 3 units. Rare opportunity to own and build 2 bedroom, 3 bedroom and 5 bedrooms unit running street to street Benson to Decatur Avenues |  |  |  |                                   |  |
|  | PROPERTY FEATURES  |  |   |                                    |  | PROPERTY FEATURES  |  |  |                                   |  |
| ParkingGarage<br>None  | Heating<br>None  | Water<br>Public  | Sewer<br>Public Sewer   |                                    | ParkingGarage<br>None  | Heating<br>None  | Water<br>Public  | Sewer<br>Public Sewer  |                                   |  |
|  | CONTACT  |  |   |                                    |  | CONTACT  |  |  |                                   |  |
|  | Ask for John Andrews<br>Berger Realty Inc<br>1670 Boardwalk, Ocean City<br>Call:<br>Email to: ja@bergerrealty.co | m  | Scan to see Prop  | erty page.                         |  | Ask for John Andrew<br>Berger Realty Inc<br>1670 Boardwalk, Oce<br>Call:<br>Email to: ja@bergerr | ean City   | Scan to see Property   | page.                             |  |
|  |  |  |   |                                    |  |  |  |  |                                   |  |